

Fortress Eight Limited
22 St Peters St.
Stamford
PE9 2PF

Bio Diversity Scheme

25nr proposed apartments
at
127 Upper Bond St Hinckley LE10 1RT
for
Fortress Eight Limited

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1. Background

This statement sets out the proposed biodiversity enhancements for the above site, following the Ecology Consultation for planning application 25/00627/FUL. The enhancements aim to provide additional roosting and nesting opportunities for bats and birds and comply with current biodiversity best practice and legislation.

All works will proceed strictly in accordance with the approved scheme, with locations of all boxes shown on the attached plan.

2. Proposal

2.1 Bat Boxes x 2

- Product: Beaumaris Small Bat Box (Woodcrete/Integrated) – 2 units
- Material: Woodcrete (durable and weather-resistant)
- Dimensions: 200 mm (W) × 230 mm (H) × 80 mm (D)
- Installation:
 - 3–5 m above ground, sheltered location
 - South- or east-facing aspect, avoiding direct lighting
 - Mounted on existing walls or suitable poles as indicated on the attached plan
- Purpose: Provide summer roosting sites for small bat species, such as *Pipistrellus pipistrellus*.

2.2 House Sparrow Nest Box x 1

- Product: Woodstone Estella House Sparrow Terrace – 1 unit
- Material: Woodstone (woodcrete composite)
- Design: Four-compartment terrace, 32 mm entrance holes
- Installation:
 - Mounted at 3–5 m above ground on a building façade
 - South-facing or sheltered location, away from disturbance
 - Location shown on the attached plan
- Purpose: Enhance nesting opportunities for House Sparrows.

2.3 Swift Nest Boxes x 3

- Product: WoodStone Swift Nest Box – 3 units
- Material: Woodcrete (durable, weather-resistant)
- Entrance: 32 mm circular hole
- Installation:
 - Mounted at 4–6 m above ground on external walls
 - Clear flight path, south- or east-facing
 - Locations shown on the attached plan
- Purpose: Support local populations of Swifts by providing nesting sites.

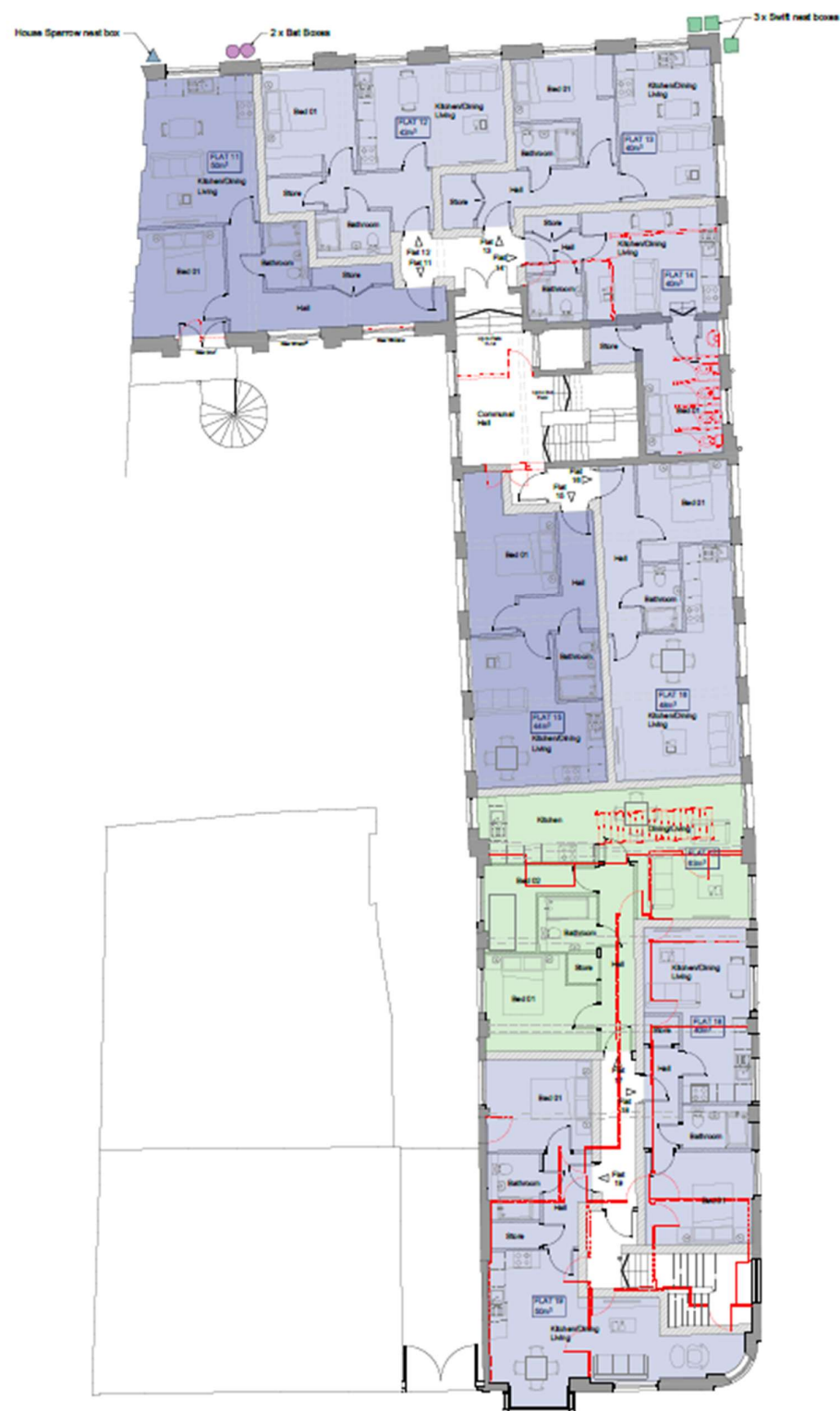
3. Installation and Management

1. Boxes will be installed prior to first occupation.
2. Fixings will be stainless steel or otherwise durable to protect building fabric.
3. Locations avoid direct artificial lighting or other disturbances.
4. Installations will follow manufacturer instructions and standard ecological best practice.
5. A photographic and GPS record of installed boxes will be maintained.
6. Boxes will be inspected annually for integrity without disturbing occupants.

4. Compliance with Approved Scheme

All works will proceed strictly in accordance with the approved scheme. The attached plan shows the location of each bat and bird box, ensuring compliance with the Ecology Consultation requirements.

5.0 Plans



FIRST FLOOR PLAN

